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COUNCILMEMBER
DONNA FRYE

DATE: November 5, 2004
TO: Honorable Mayor and City Council
FROM: Bruce Herring, Deputy City Manager
SUBJECT: Mission Bay Park Master Plan Update - Document Review

In response to a request from Councilmember Frye to verify changes that were made to the Mission Bay Park Master Plan Update document in 2000, City staff conducted an extensive review of the Master Plan, including all formal actions taken by the City of San Diego City Council and the California Coastal Commission.

In July 2000, approximately 50 copies the Master Plan were reprinted. Prior to this reprinting effort, staff made what they thought were administrative, clean-up revisions that would not require a formal amendment process. The purpose of the revisions was to reflect updated information and in some instances to correct mathematical errors within the document. No consultation was made at the time with Coastal Commission staff to determine which changes would require a formal amendment process. Therefore, an independent review of the entire Master Plan was deemed necessary to verify the amendments that were formally approved and to check for consistency throughout the document.

The analysis included the retrieval and review of all documents that make up the administrative record for the approval and certification of the Master Plan starting from August 2, 1994 to the present. These documents include City Manager's Reports, City Council hearing transcripts and minutes, City Council Resolutions, Coastal Commission Reports, Coastal Commission hearing transcripts, and all correspondence relating to the certification of the Master Plan. The analysis identified several changes that were made in the reprinted copies that would have necessitated a formal amendment process. Those changes were corrected to reflect the certified language.

The analysis also found a few instances where the Coastal Commission's suggested modifications had not been incorporated into the Master Plan. Staff verified and made the necessary changes to restore the Master Plan to the certified and accurate version. Staff also consulted with the local Coastal Commission staff to determine if any additional actions would be required by the Commission to correct these changes. Because we are restoring the document to that which was officially approved by the City Council and formally certified by the Coastal Commission, no further action by the Coastal Commission is required.

Additionally, the City Attorney's office conducted a review of the administrative record and confirmed that the corrections made are consistent with the language officially approved by the City Council and certified through the Coastal Commission's Local Coastal Program Amendment (LCPA) process. Per instruction of the City Attorney, there are some clarifying editor's comments in the revised Master Plan. The City Attorney has stated that these notes are not inconsistent with the certified plan and do not require further action by the City Council or the Coastal Commission.

Following is a list of the changes that have been corrected and/or further clarified with editor's comments:

1. Page 12, Executive Summary – Wildlife Habitats: The Coastal Commission removed references to a protective jetty in the south shore area of Fiesta Island, but overlooked the reference on this page. An editor's note was added for clarification.
2. Page 12, Executive Summary – Water Recreation: The 631 boat trailer spaces cited on this page is inconsistent with all other references to boat trailer parking in the Master Plan. The correct number is 600 spaces as referenced in Recommendation 43. An editor's note was added for clarification.
3. Page 21, Executive Summary – Provisions for Low-Income and Moderate-Income Housing: The plan originally included 80 acres of proposed wetlands habitat in the 171-acre Special Study Area (SSA). The City Council removed the 80 acres of proposed wetlands from the SSA on 8/2/94 by R-284399, making it 91 acres ($171 - 80 = 91$). The acreage was revised from 91 to 76 acres (removing 15 acres for public parkland) by the California Coastal Commission's suggested modifications accepted by the City Council on 5/13/97, Resolution R-288657. In subsequent versions of the Master Plan, the reference to the 80 acres of proposed wetlands was changed to reference 60 acres of guest housing. Because the reference to 60 acres of guest housing is consistent with Recommendation 25 in the Land Use section of the Plan, staff made the correction and kept the language in strikeout/underlined format in the final version. An editor's note was also added for further clarification.
4. Page 44, Marina Village: There was a mathematical error in the original document. The existing Marina Village land leasehold area is about 19 acres. The addition of approximately 4 acres, as the text states, would make the total redevelopment site 23 acres ($19 + 4 = 23$ acres.) This was confirmed by researching the original lease file as well as verifying the acreage from the October 2000 Mission Bay Park survey. An editor's note was added for clarification.
5. Page 48, De Anza Cove (Special Study Area): The reference to Recommendation 24 rather than 25 was a typographical error.

6. Page 51, Resulting Dedicated Lease Area (first paragraph): The numbers were mistakenly changed in the 2000 reprint from 419.46 acres, or about 22.2 percent to 450.46 acres, or about 23.9 percent, but have been restored to the approved numbers.
7. Page 51, Resulting Dedicated Lease Area (second paragraph): The numbers were mistakenly changed in the 2000 reprint to 68 acres, or about 24.8 percent, but have been restored to the approved numbers.
8. Page 72, Water Leases: This was a typographical error – the maximum acreage of water leases established by the San Diego City Charter Section 55.1 is 6.5 percent, not 6 percent as the language stated.
9. Page 108, Overflow Parking: There was a mathematical error in the original document. The number of parking spaces should reflect the result of subtracting 2,570 from 5,107, as shown in the equation on the same page. The correct number is 2,537 parking spaces. An editor's note was added for clarification.
10. Page 108, Overflow Parking: The number of parking spaces was changed in the 2000 reprint from 5,107 to 4,755 and from 2,537 to 2,185 based on a recalculation of required spaces in Recommendation 83. This change is not valid due to the amendments made by the Coastal Commission and accepted by the City Council on 5/13/97. The changes have been restored to the correct and certified numbers.
11. Page 110, Curbside Parking (third bullet): The number of "surplus" parking spaces was changed from 360 to 715 in the 2000 reprint, but has been restored to the certified number of 360 spaces.
12. Page 111, Public Tram: The correct number of spaces in the proposed overflow parking lot as referenced in all other sections of the plan is 2900 spaces, not 2800 as was stated in this section.
13. Page 118, Combined Paths: The reference to the 5 mile per hour speed limit was changed in the 2000 reprint to 8 miles per hours. The correct number is in fact 5 miles per hour and has been restored.
14. Page 144, Estimate of Public Improvement Costs (Number 16, South Beach Jetty.): As stated above, the Coastal Commission removed any reference to a protective jetty in the south shore of Fiesta Island, but overlooked the reference on this page. Therefore, it is clarified with an editor's note.
15. Page 9, Design Guidelines: The Coastal Commission amended the language relating to setback areas from lease areas and leasehold lines to the term "public use zone." Earlier

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versions of the Master Plan did not reflect these changes. The document has been updated to reflect the correct and certified language.

Additionally, the Coastal Commission made several revisions to the Mission Bay Master Plan during the Local Coastal Program Amendment approval process for the Sea World Master Plan Update, adopted by the City Council in July 2002. Those revisions are reflected in the latest version of the Mission Bay Park Master Plan as well.

The complete administrative record, including a strikeout/underline copy of the Plan showing the 1997 and 2002 amendments is on file in the City Clerk's office. Please contact Beth Murray at 619-236-6720 to obtain an updated copy of the Plan or if you have any questions.



Bruce Herring
Deputy City Manager

Attachment: Mission Bay Park Master Plan Update Chronology

Cc: P. Lamont Ewell, City Manager
Prescilla Dugard, Deputy City Attorney
Will Griffith, Real Estate Assets Director
Ellen Oppenheim, Park and Recreation Director
Office of the City Clerk
Mission Bay Park Committee Members